HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Calgary

Date Released: December 2016

Canada

Housing market intelligence you can count on

CMHC SCHL

Contents

Calgary Metropolitan Area

All Housing Starts for the Current Month 1a
All Housing Starts: Year to Date 2016 ..... 1b
Single Family Housing Starts by Zone and House Type for the Current Month 2a
Single Family Housing Starts by Zone and House Type: Year to Date 2016 ..... 2b
Multiple Family Housing Starts by Zone, Type and Tenure for the Current Month 3a
Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2016 ..... 3b
All Housing Completions for the Current Month 4a
All Housing Completions: Year to Date 2016 ..... 4b
Single Family Housing Completions by Zone and House Type for the Current Month 5a
Single Family Housing Completions by Zone and House Type: Year to Date 2016 ..... 5b
Multiple Family Housing Completions by Zone, Type and Tenure for the Current Month 6a
Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2016 ..... 6b
All Housing Under Construction by City Zone for the Current Month 7
Single Family Housing Under Construction by Zone and Type for the Current Month 8
Multiple Family Housing Under Construction by Zone, Type and Tenure for the Current Month 9
All Housing Starts by Month: 2015 vs. 2016 10
All Housing Completions by Month: 2015 vs. 2016 11
All Housing Under Construction by Month: 2015 vs. 2016 12
Single Family Housing Starts by Month and House Type: Year to Date 2016 13
Single Family Housing Completions by Month and House Type: Year to Date 2016 14
Single Family Housing Under Construction by Month and House Type: Year to Date 2016 15
Multiple Family Housing Starts by Month, Type and Tenure: Year to date 2016 16
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date 2016 17
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date 2016 18
All Complete and Unabsorbed Units by Zone and Type for the Current Month 19
All Complete and Unabsorbed Units by Month and Type 20
Complete and Unabsorbed Single Units by Zone and House Type for the Current Month 21
Complete and Unabsorbed Single Units by Month and House Type 22
Complete and Unabsorned Multiple Units by Zone, Type and Tenure 23
Complete and Unabsorbed Multiple Units by Month, Type and Tenure 24
Single Units Unabsorbed by Zone and Months Since Completion as of Month End 25
Multiple Units Unabsorbed by Zone and Months Since Completion as of Month End 26
Single Detached Dwellings Unabsorbed by Zone and Price Range for the Current Month 27
Single Detached Dwellings Unabsorbed by Month and Price Range Year to Date 2016 28

LEGEND

Single Family	**Text**
Multiple Family	Text
Single + Multiple Family	Text

Contents

Single Detached Dwellings Absorbed by Zone and Price Range for Current Month 29a
Single Detached Dwellings Absorbed by Zone and Price Range: Year to Date 2016 ..... 29b
All Absorbed Units by Zone and Type for the Current Month 30a
All Absorbed Units by Zone and Type Year to Date 2016 ..... 30b
Absorbed Single Units by Zone and House Type for the Current Month 31a
Absorbed Single Units by Zone and House Type Year to Date 2016 ..... 31b
Absorbed Multiple Units by Zone, Type and Tenure for the Current Month 32a
Absorbed Multiple Units by Zone, Type and Tenure Year to Date 2016 ..... 32b
Absorbed Single Detached Units by Zone and House Type Average and Median Price for Current Month 33a
Absorbed Single Detached Units by Zone and House Type Average and Median Price 33b
All Absorbed Units from Inventory by Zone and Type the Current Month 34a
All Absorbed Units from Inventory by Zone and Type Year to Date 2016 ..... 34b
Absorbed Single Units from Inventory by Zone and House Type for the Current Month 35a
Absorbed Single Units from Inventory by Zone and House Type Year to Date 2016 ..... 35b
Absorbed Multiple Units from Inventory by Zone, Type and Tenure for the Current Month 36a
Absorbed Multiple Units from Inventory by Zone, Type and Tenure Year to Date 2016 ..... 36b
All Absorbed Units at Completion by Zone and Type for the Current Month 37a
All Absorbed Units at Completion by Zone and Type Year to Date 2016 ..... 37b
Absorbed Single Units at Completion by Zone and House Type for the Current Month 38a
Absorbed Single Units at Completion by Zone and House Type Year to Date 2016 ..... 38b
Absorbed Multiple Units at Completion by Zone, Type and Tenure for the Current Month 39a
Absorbed Multiple Units at Completion by Zone, Type and Tenure Year to Date 2016 ..... 39b
All Percent Absorbed at Completion by Zone for the Current Month 40

Alberta Centres of 50,000 + Population

Housing Starts for the current month 41
Housing Starts: Year to Date 2016 42
Housing Completions for the current month 43
Housing Completions: Year to Date 2016 44
Housing Under Construction for the current month 45

Zone Map

Table 1a: Calgary Metropolitan Area
Housing Starts: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	18	24	-25.0	28	46	-39.1	46	70	-34.3
East	0	0	--	0	0	--	0	0	--
North	62	64	-3.1	0	131	-100.0	62	195	-68.2
Northeast	58	44	31.8	20	443	-95.5	78	487	-84.0
Northwest	13	8	62.5	66	2	3,200.0	79	10	690.0
South	45	41	9.8	99	17	482.4	144	58	148.3
Southeast	55	53	3.8	58	103	-43.7	113	156	-27.6
Southwest	4	2	100.0	0	0	--	4	2	100.0
West	18	10	80.0	82	6	1,266.7	100	16	525.0
Total Calgary City	**273**	**246**	**11.0**	**353**	**748**	**-52.8**	**626**	**994**	**-37.0**
Airdrie	34	36	-5.6	30	202	-85.1	64	238	-73.1
Beiseker	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	9	9	0.0	0	0	--	9	9	0.0
Cochrane	14	23	-39.1	14	89	-84.3	28	112	-75.0
Crossfield	5	0	--	2	0	--	7	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	11	14	-21.4	0	0	--	11	14	-21.4
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**73**	**83**	**-12.0**	**46**	**291**	**-84.2**	**119**	**374**	**-68.2**
Grand Total	**346**	**329**	**5.2**	**399**	**1,039**	**-61.6**	**745**	**1,368**	**-45.5**

Table 1b: Calgary Metropolitan Area
Housing Starts: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	139	195	-28.7	1,140	1,844	-38.2	1,279	2,039	-37.3
East	3	0	--	348	105	231.4	351	105	234.3
North	574	740	-22.4	468	788	-40.6	1,042	1,528	-31.8
Northeast	513	268	91.4	427	1,093	-60.9	940	1,361	-30.9
Northwest	101	42	140.5	372	88	322.7	473	130	263.8
South	262	390	-32.8	677	1,324	-48.9	939	1,714	-45.2
Southeast	597	837	-28.7	442	1,206	-63.3	1,039	2,043	-49.1
Southwest	31	5	520.0	13	33	-60.6	44	38	15.8
West	101	162	-37.7	492	404	21.8	593	566	4.8
Total Calgary City	**2,321**	**2,639**	**-12.1**	**4,379**	**6,885**	**-36.4**	**6,700**	**9,524**	**-29.7**
Airdrie	383	505	-24.2	464	848	-45.3	847	1,353	-37.4
Beiseker	1	3	-66.7	0	0	--	1	3	-66.7
Chestermere	76	195	-61.0	80	28	185.7	156	223	-30.0
Cochrane	209	272	-23.2	128	656	-80.5	337	928	-63.7
Crossfield	44	8	450.0	8	4	100.0	52	12	333.3
Irricana	0	2	--	2	0	--	2	2	0.0
MD Rockyview	161	202	-20.3	14	30	-53.3	175	232	-24.6
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**874**	**1,187**	**-26.4**	**696**	**1,566**	**-55.6**	**1,570**	**2,753**	**-43.0**
Grand Total	**3,195**	**3,826**	**-16.5**	**5,075**	**8,451**	**-39.9**	**8,270**	**12,277**	**-32.6**

Table 2a: Calgary Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	3	7	-57.1	15	17	-11.8	18	24	-25.0
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	17	53	-67.9	45	11	309.1	62	64	-3.1
Northeast	0	0	--	0	0	--	8	1	700.0	50	43	16.3	58	44	31.8
Northwest	0	0	--	0	0	--	6	8	-25.0	7	0	--	13	8	62.5
South	0	0	--	0	0	--	13	14	-7.1	32	27	18.5	45	41	9.8
Southeast	0	0	--	0	0	--	15	16	-6.3	40	37	8.1	55	53	3.8
Southwest	0	0	--	0	0	--	0	0	--	4	2	100.0	4	2	100.0
West	0	1	-100.0	0	0	--	2	8	-75.0	16	1	1,500.0	18	10	80.0
Total Calgary City	**0**	**1**	**-100.0**	**0**	**0**	**--**	**64**	**107**	**-40.2**	**209**	**138**	**51.4**	**273**	**246**	**11.0**
Airdrie	0	0	--	0	0	--	0	12	-100.0	34	24	41.7	34	36	-5.6
Beiseker	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	0	0	--	0	0	--	0	3	-100.0	9	6	50.0	9	9	0.0
Cochrane	0	1	-100.0	0	0	--	1	9	-88.9	13	13	0.0	14	23	-39.1
Crossfield	0	0	--	0	0	--	2	0	--	3	0	--	5	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	1	5	-80.0	0	0	--	3	6	-50.0	7	3	133.3	11	14	-21.4
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**1**	**6**	**-83.3**	**0**	**0**	**--**	**6**	**31**	**-80.6**	**66**	**46**	**43.5**	**73**	**83**	**-12.0**
Grand Total	**1**	**7**	**-85.7**	**0**	**0**	**--**	**70**	**138**	**-49.3**	**275**	**184**	**49.5**	**346**	**329**	**5.2**

Table 2b: Calgary Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	33	61	-45.9	106	134	-20.9	139	195	-28.7
East	0	0	--	0	0	--	1	0	--	2	0	--	3	0	--
North	3	2	50.0	2	0	--	206	533	-61.4	363	205	77.1	574	740	-22.4
Northeast	0	0	--	0	0	--	85	35	142.9	428	233	83.7	513	268	91.4
Northwest	1	2	-50.0	0	0	--	27	24	12.5	73	16	356.3	101	42	140.5
South	0	0	--	0	0	--	86	134	-35.8	176	256	-31.3	262	390	-32.8
Southeast	2	0	--	0	0	--	135	100	35.0	460	737	-37.6	597	837	-28.7
Southwest	0	0	--	0	0	--	4	0	--	27	5	440.0	31	5	520.0
West	1	6	-83.3	0	0	--	25	79	-68.4	75	77	-2.6	101	162	-37.7
Total Calgary City	**7**	**10**	**-30.0**	**2**	**0**	**--**	**602**	**966**	**-37.7**	**1,710**	**1,663**	**2.8**	**2,321**	**2,639**	**-12.1**
Airdrie	4	4	0.0	1	0	--	128	204	-37.3	250	297	-15.8	383	505	-24.2
Beiseker	0	1	-100.0	0	0	--	1	2	-50.0	0	0	--	1	3	-66.7
Chestermere	2	1	100.0	0	0	--	26	90	-71.1	48	104	-53.8	76	195	-61.0
Cochrane	0	1	-100.0	0	1	-100.0	69	96	-28.1	140	174	-19.5	209	272	-23.2
Crossfield	2	1	100.0	0	0	--	11	4	175.0	31	3	933.3	44	8	450.0
Irricana	0	0	--	0	0	--	0	0	--	0	2	-100.0	0	2	-100.0
MD Rockyview	25	24	4.2	0	0	--	97	121	-19.8	39	57	-31.6	161	202	-20.3
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**33**	**32**	**3.1**	**1**	**1**	**0.0**	**332**	**517**	**-35.8**	**508**	**637**	**-20.3**	**874**	**1,187**	**-26.4**
Grand Total	**40**	**42**	**-4.8**	**3**	**1**	**200.0**	**934**	**1,483**	**-37.0**	**2,218**	**2,300**	**-3.6**	**3,195**	**3,826**	**-16.5**

Table 3a: Calgary Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	28	0	0	0	0	0	0	0	28
East	0	0	0	0	0	0	0	0	0
North	0	0	0	0	0	0	0	0	0
Northeast	12	0	0	0	0	8	8	0	20
Northwest	6	0	0	0	0	60	60	0	66
South	14	8	0	8	23	51	74	3	99
Southeast	32	0	0	0	0	18	18	8	58
Southwest	0	0	0	0	0	0	0	0	0
West	6	0	0	0	4	72	76	0	82
Total Calgary City	**98**	**8**	**0**	**8**	**27**	**209**	**236**	**11**	**353**
Airdrie	0	0	0	0	16	8	24	6	30
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	4	0	0	0	4	0	4	6	14
Crossfield	2	0	0	0	0	0	0	0	2
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**6**	**0**	**0**	**0**	**20**	**8**	**28**	**12**	**46**
Grand Total	**104**	**8**	**0**	**8**	**47**	**217**	**264**	**23**	**399**

Table 3b: Calgary Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	140	0	42	42	13	930	943	15	1,140
East	12	0	0	0	4	332	336	0	348
North	22	0	0	0	122	324	446	0	468
Northeast	80	0	112	112	0	217	217	18	427
Northwest	36	0	0	0	24	296	320	16	372
South	116	8	0	8	136	357	493	60	677
Southeast	178	0	0	0	91	100	191	73	442
Southwest	6	0	0	0	0	0	0	7	13
West	26	0	0	0	84	373	457	9	492
Total Calgary City	**616**	**8**	**154**	**162**	**474**	**2,929**	**3,403**	**198**	**4,379**
Airdrie	130	0	0	0	157	88	245	89	464
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	4	0	0	0	76	0	76	0	80
Cochrane	82	0	0	0	25	0	25	21	128
Crossfield	8	0	0	0	0	0	0	0	8
Irricana	2	0	0	0	0	0	0	0	2
MD Rockyview	14	0	0	0	0	0	0	0	14
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**240**	**0**	**0**	**0**	**258**	**88**	**346**	**110**	**696**
Grand Total	**856**	**8**	**154**	**162**	**732**	**3,017**	**3,749**	**308**	**5,075**

Table 4a: Calgary Metropolitan Area
Housing Completions: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	21	17	23.5	28	159	-82.4	49	176	-72.2
East	1	0	--	0	0	--	1	0	--
North	83	112	-25.9	32	148	-78.4	115	260	-55.8
Northeast	144	7	1,957.1	101	153	-34.0	245	160	53.1
Northwest	19	5	280.0	238	8	2,875.0	257	13	1,876.9
South	35	21	66.7	61	121	-49.6	96	142	-32.4
Southeast	91	92	-1.1	328	195	68.2	419	287	46.0
Southwest	1	1	0.0	0	9	-100.0	1	10	-90.0
West	25	34	-26.5	89	91	-2.2	114	125	-8.8
Total Calgary City	**420**	**289**	**45.3**	**877**	**884**	**-0.8**	**1,297**	**1,173**	**10.6**
Airdrie	28	52	-46.2	121	72	68.1	149	124	20.2
Beiseker	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	6	19	-68.4	0	2	-100.0	6	21	-71.4
Cochrane	10	48	-79.2	10	68	-85.3	20	116	-82.8
Crossfield	3	0	--	4	0	--	7	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	8	18	-55.6	0	0	--	8	18	-55.6
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**55**	**138**	**-60.1**	**135**	**142**	**-4.9**	**190**	**280**	**-32.1**
Grand Total	**475**	**427**	**11.2**	**1,012**	**1,026**	**-1.4**	**1,487**	**1,453**	**2.3**

Table 4b: Calgary Metropolitan Area
Housing Completions: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	243	298	-18.5	1,719	1,633	5.3	1,962	1,931	1.6
East	1	4	-75.0	464	548	-15.3	465	552	-15.8
North	522	917	-43.1	702	1,153	-39.1	1,224	2,070	-40.9
Northeast	459	273	68.1	650	610	6.6	1,109	883	25.6
Northwest	67	50	34.0	1,147	277	314.1	1,214	327	271.3
South	342	485	-29.5	1,433	357	301.4	1,775	842	110.8
Southeast	676	1,212	-44.2	994	2,013	-50.6	1,670	3,225	-48.2
Southwest	22	19	15.8	57	235	-75.7	79	254	-68.9
West	142	225	-36.9	664	340	95.3	806	565	42.7
Total Calgary City	**2,474**	**3,483**	**-29.0**	**7,830**	**7,166**	**9.3**	**10,304**	**10,649**	**-3.2**
Airdrie	398	690	-42.3	948	643	47.4	1,346	1,333	1.0
Beiseker	3	2	50.0	0	0	--	3	2	50.0
Chestermere	133	303	-56.1	12	103	-88.3	145	406	-64.3
Cochrane	207	375	-44.8	344	511	-32.7	551	886	-37.8
Crossfield	20	15	33.3	8	8	0.0	28	23	21.7
Irricana	2	0	--	0	0	--	2	0	--
MD Rockyview	155	166	-6.6	10	64	-84.4	165	230	-28.3
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**918**	**1,551**	**-40.8**	**1,322**	**1,329**	**-0.5**	**2,240**	**2,880**	**-22.2**
Grand Total	**3,392**	**5,034**	**-32.6**	**9,152**	**8,495**	**7.7**	**12,544**	**13,529**	**-7.3**

Table 5a: Calgary Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	1	-100.0	1	0	--	20	16	25.0	0	0	--	21	17	23.5
East	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
North	0	0	--	0	0	--	82	112	-26.8	1	0	--	83	112	-25.9
Northeast	0	0	--	0	0	--	144	7	1,957.1	0	0	--	144	7	1,957.1
Northwest	0	3	-100.0	0	0	--	19	2	850.0	0	0	--	19	5	280.0
South	0	0	--	0	0	--	35	21	66.7	0	0	--	35	21	66.7
Southeast	2	3	-33.3	0	0	--	89	89	0.0	0	0	--	91	92	-1.1
Southwest	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
West	1	2	-50.0	0	0	--	24	30	-20.0	0	2	-100.0	25	34	-26.5
Total Calgary City	**3**	**9**	**-66.7**	**1**	**0**	**--**	**415**	**278**	**49.3**	**1**	**2**	**-50.0**	**420**	**289**	**45.3**
Airdrie	1	0	--	0	0	--	27	51	-47.1	0	1	-100.0	28	52	-46.2
Beiseker	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	1	1	0.0	0	0	--	5	18	-72.2	0	0	--	6	19	-68.4
Cochrane	0	0	--	0	0	--	10	48	-79.2	0	0	--	10	48	-79.2
Crossfield	1	0	--	0	0	--	2	0	--	0	0	--	3	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	1	2	-50.0	0	0	--	7	16	-56.3	0	0	--	8	18	-55.6
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**4**	**3**	**33.3**	**0**	**0**	**--**	**51**	**134**	**-61.9**	**0**	**1**	**-100.0**	**55**	**138**	**-60.1**
Grand Total	**7**	**12**	**-41.7**	**1**	**0**	**--**	**466**	**412**	**13.1**	**1**	**3**	**-66.7**	**475**	**427**	**11.2**

Table 5b: Calgary Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	6	6	0.0	6	1	500.0	204	261	-21.8	27	30	-10.0	243	298	-18.5
East	0	0	--	0	0	--	1	4	-75.0	0	0	--	1	4	-75.0
North	2	1	100.0	0	0	--	518	916	-43.4	2	0	--	522	917	-43.1
Northeast	0	1	-100.0	0	0	--	459	272	68.8	0	0	--	459	273	68.1
Northwest	2	9	-77.8	0	1	-100.0	65	40	62.5	0	0	--	67	50	34.0
South	3	4	-25.0	0	0	--	337	480	-29.8	2	1	100.0	342	485	-29.5
Southeast	9	29	-69.0	0	0	--	667	1,182	-43.6	0	1	-100.0	676	1,212	-44.2
Southwest	0	2	-100.0	0	0	--	21	17	23.5	1	0	--	22	19	15.8
West	8	6	33.3	0	2	-100.0	134	215	-37.7	0	2	-100.0	142	225	-36.9
Total Calgary City	**30**	**58**	**-48.3**	**6**	**4**	**50.0**	**2,406**	**3,387**	**-29.0**	**32**	**34**	**-5.9**	**2,474**	**3,483**	**-29.0**
Airdrie	21	27	-22.2	1	0	--	376	662	-43.2	0	1	-100.0	398	690	-42.3
Beiseker	1	0	--	0	0	--	2	2	0.0	0	0	--	3	2	50.0
Chestermere	8	19	-57.9	0	0	--	125	284	-56.0	0	0	--	133	303	-56.1
Cochrane	5	4	25.0	0	1	-100.0	202	369	-45.3	0	1	-100.0	207	375	-44.8
Crossfield	4	5	-20.0	0	1	-100.0	16	9	77.8	0	0	--	20	15	33.3
Irricana	2	0	--	0	0	--	0	0	--	0	0	--	2	0	--
MD Rockyview	27	16	68.8	1	1	0.0	127	148	-14.2	0	1	-100.0	155	166	-6.6
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**68**	**71**	**-4.2**	**2**	**3**	**-33.3**	**848**	**1,474**	**-42.5**	**0**	**3**	**-100.0**	**918**	**1,551**	**-40.8**
Grand Total	**98**	**129**	**-24.0**	**8**	**7**	**14.3**	**3,254**	**4,861**	**-33.1**	**32**	**37**	**-13.5**	**3,392**	**5,034**	**-32.6**

Table 6a: Calgary Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	28	0	0	0	0	0	0	0	28
East	0	0	0	0	0	0	0	0	0
North	4	0	25	25	3	0	3	0	32
Northeast	26	0	0	0	5	70	75	0	101
Northwest	6	0	0	0	34	192	226	6	238
South	12	0	0	0	0	49	49	0	61
Southeast	26	0	286	286	0	0	0	16	328
Southwest	0	0	0	0	0	0	0	0	0
West	4	0	0	0	6	79	85	0	89
Total Calgary City	**106**	**0**	**311**	**311**	**48**	**390**	**438**	**22**	**877**
Airdrie	16	0	64	64	14	24	38	3	121
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	6	0	0	0	4	0	4	0	10
Crossfield	0	0	0	0	0	0	0	4	4
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**22**	**0**	**64**	**64**	**18**	**24**	**42**	**7**	**135**
Grand Total	**128**	**0**	**375**	**375**	**66**	**414**	**480**	**29**	**1,012**

Table 6b: Calgary Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	296	0	515	515	64	837	901	7	1,719
East	8	0	178	178	0	274	274	4	464
North	28	0	65	65	105	504	609	0	702
Northeast	70	12	0	12	96	441	537	31	650
Northwest	46	0	108	108	114	864	978	15	1,147
South	88	0	437	437	271	616	887	21	1,433
Southeast	154	0	508	508	72	203	275	57	994
Southwest	4	16	0	16	22	15	37	0	57
West	46	0	238	238	30	317	347	33	664
Total Calgary City	**740**	**28**	**2,049**	**2,077**	**774**	**4,071**	**4,845**	**168**	**7,830**
Airdrie	84	0	301	301	207	265	472	91	948
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	6	0	0	0	6	0	6	0	12
Cochrane	88	36	0	36	140	80	220	0	344
Crossfield	4	0	0	0	0	0	0	4	8
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	10	0	0	0	0	0	0	0	10
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**192**	**36**	**301**	**337**	**353**	**345**	**698**	**95**	**1,322**
Grand Total	**932**	**64**	**2,350**	**2,414**	**1,127**	**4,416**	**5,543**	**263**	**9,152**

Table 7: Calgary Metropolitan Area
Housing Under Construction by Zone: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	191	321	-40.5	1,502	4,302	-65.1	1,693	4,623	-63.4
East	2	0	--	1,194	105	1,037.1	1,196	105	1,039.0
North	351	271	29.5	469	597	-21.4	820	868	-5.5
Northeast	268	198	35.4	327	1,081	-69.8	595	1,279	-53.5
Northwest	86	50	72.0	602	616	-2.3	688	666	3.3
South	168	300	-44.0	1,301	2,027	-35.8	1,469	2,327	-36.9
Southeast	295	401	-26.4	570	1,043	-45.3	865	1,444	-40.1
Southwest	25	17	47.1	71	50	42.0	96	67	43.3
West	97	143	-32.2	523	355	47.3	620	498	24.5
Total Calgary City	**1,483**	**1,701**	**-12.8**	**6,559**	**10,176**	**-35.5**	**8,042**	**11,877**	**-32.3**
Airdrie	268	283	-5.3	427	901	-52.6	695	1,184	-41.3
Beiseker	0	2	-100.0	0	0	--	0	2	-100.0
Chestermere	54	122	-55.7	74	8	825.0	128	130	-1.5
Cochrane	128	127	0.8	230	478	-51.9	358	605	-40.8
Crossfield	32	7	357.1	6	4	50.0	38	11	245.5
Irricana	0	2	-100.0	2	0	--	2	2	0.0
MD Rockyview	196	206	-4.9	16	20	-20.0	212	226	-6.2
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**678**	**749**	**-9.5**	**755**	**1,411**	**-46.5**	**1,433**	**2,160**	**-33.7**
Grand Total	**2,161**	**2,450**	**-11.8**	**7,314**	**11,587**	**-36.9**	**9,475**	**14,037**	**-32.5**

Table 8: Calgary Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–	0	0	–	0	0	–
Centre	3	3	0.0	3	0	–	83	134	-38.1	102	184	-44.6	191	321	-40.5
East	0	0	–	0	0	–	1	0	–	1	0	–	2	0	–
North	4	2	100.0	2	0	–	174	253	-31.2	171	16	968.8	351	271	29.5
Northeast	0	0	–	0	0	–	45	63	-28.6	223	135	65.2	268	198	35.4
Northwest	2	1	100.0	0	0	–	32	29	10.3	52	20	160.0	86	50	72.0
South	0	0	–	0	0	–	49	118	-58.5	119	182	-34.6	168	300	-44.0
Southeast	2	0	–	0	0	–	90	147	-38.8	203	254	-20.1	295	401	-26.4
Southwest	1	0	–	0	0	–	3	9	-66.7	21	8	162.5	25	17	47.1
West	4	5	-20.0	0	0	–	37	107	-65.4	56	31	80.6	97	143	-32.2
Total Calgary City	**16**	**11**	**45.5**	**5**	**0**	**–**	**514**	**860**	**-40.2**	**948**	**830**	**14.2**	**1,483**	**1,701**	**-12.8**
Airdrie	14	13	7.7	0	0	–	187	219	-14.6	67	51	31.4	268	283	-5.3
Beiseker	0	1	-100.0	0	0	–	0	1	-100.0	0	0	–	0	2	-100.0
Chestermere	4	3	33.3	0	0	–	35	101	-65.3	15	18	-16.7	54	122	-55.7
Cochrane	0	3	-100.0	0	0	–	100	103	-2.9	28	21	33.3	128	127	0.8
Crossfield	3	1	200.0	0	0	–	23	3	666.7	6	3	100.0	32	7	357.1
Irricana	0	0	–	0	0	–	0	0	–	0	2	-100.0	0	2	-100.0
MD Rockyview	28	24	16.7	0	1	-100.0	153	153	0.0	15	28	-46.4	196	206	-4.9
First Nations	0	0	–	0	0	–	0	0	–	0	0	–	0	0	–
Total Rural	**49**	**45**	**8.9**	**0**	**1**	**-100.0**	**498**	**580**	**-14.1**	**131**	**123**	**6.5**	**678**	**749**	**-9.5**
Grand Total	**65**	**56**	**16.1**	**5**	**1**	**400.0**	**1,012**	**1,440**	**-29.7**	**1,079**	**953**	**13.2**	**2,161**	**2,450**	**-11.8**

Table 9: Calgary Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	178	0	0	0	4	1,316	1,320	4	1,502
East	12	0	375	375	6	801	807	0	1,194
North	14	16	24	40	28	387	415	0	469
Northeast	48	0	0	0	25	233	258	21	327
Northwest	34	0	199	199	41	322	363	6	602
South	80	8	218	226	158	779	937	58	1,301
Southeast	86	0	375	375	44	18	62	47	570
Southwest	14	0	0	0	5	42	47	10	71
West	26	0	155	155	91	240	331	11	523
Total Calgary City	**492**	**24**	**1,346**	**1,370**	**402**	**4,138**	**4,540**	**157**	**6,559**
Airdrie	92	0	0	0	162	92	254	81	427
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	4	0	0	0	70	0	70	0	74
Cochrane	66	0	0	0	143	0	143	21	230
Crossfield	6	0	0	0	0	0	0	0	6
Irricana	2	0	0	0	0	0	0	0	2
MD Rockyview	16	0	0	0	0	0	0	0	16
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**186**	**0**	**0**	**0**	**375**	**92**	**467**	**102**	**755**
Grand Total	**678**	**24**	**1,346**	**1,370**	**777**	**4,230**	**5,007**	**259**	**7,314**

Table 10: Calgary Metropolitan Area
Housing Starts: 2016 vs 2015

	Singles			Multiples			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	225	317	-29.0	342	430	-20.5	567	747	-24.1
February	218	461	-52.7	371	330	12.4	589	791	-25.5
March	217	411	-47.2	194	1,228	-84.2	411	1,639	-74.9
April	224	373	-39.9	591	404	46.3	815	777	4.9
May	243	299	-18.7	405	759	-46.6	648	1,058	-38.8
June	339	300	13.0	491	1,316	-62.7	830	1,616	-48.6
July	327	310	5.5	764	460	66.1	1,091	770	41.7
August	331	330	0.3	411	804	-48.9	742	1,134	-34.6
September	391	309	26.5	814	990	-17.8	1,205	1,299	-7.2
October	334	387	-13.7	293	691	-57.6	627	1,078	-41.8
November	346	329	5.2	399	1,039	-61.6	745	1,368	-45.5
Total	**3,195**	**3,826**	**-16.5**	**5,075**	**8,451**	**-39.9**	**8,270**	**12,277**	**-32.6**

Table 11: Calgary Metropolitan Area
Housing Completions: 2016 vs 2015

	Singles			Multiples			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	225	438	-48.6	555	189	193.7	780	627	24.4
February	215	477	-54.9	762	531	43.5	977	1,008	-3.1
March	239	483	-50.5	596	1,021	-41.6	835	1,504	-44.5
April	405	426	-4.9	1,093	1,127	-3.0	1,498	1,553	-3.5
May	307	435	-29.4	389	702	-44.6	696	1,137	-38.8
June	433	496	-12.7	1,333	786	69.6	1,766	1,282	37.8
July	280	432	-35.2	735	431	70.5	1,015	863	17.6
August	291	514	-43.4	658	1,107	-40.6	949	1,621	-41.5
September	324	447	-27.5	883	803	10.0	1,207	1,250	-3.4
October	198	459	-56.9	1,136	772	47.2	1,334	1,231	8.4
November	475	427	11.2	1,012	1,026	-1.4	1,487	1,453	2.3
Total	**3,392**	**5,034**	**-32.6**	**9,152**	**8,495**	**7.7**	**12,544**	**13,529**	**-7.3**

Table 12: Calgary Metropolitan Area
Housing Under Construction: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	2,370	3,538	-33.0	11,187	12,140	-7.9	13,557	15,678	-13.5
February	2,371	3,521	-32.7	10,800	11,804	-8.5	13,171	15,325	-14.1
March	2,348	3,449	-31.9	10,398	11,970	-13.1	12,746	15,419	-17.3
April	2,167	3,396	-36.2	9,888	11,218	-11.9	12,055	14,614	-17.5
May	2,103	3,260	-35.5	9,919	11,296	-12.2	12,022	14,556	-17.4
June	2,011	3,064	-34.4	9,071	11,705	-22.5	11,082	14,769	-25.0
July	2,054	2,943	-30.2	9,100	11,718	-22.3	11,154	14,661	-23.9
August	2,090	2,759	-24.2	8,845	11,591	-23.7	10,935	14,350	-23.8
September	2,154	2,621	-17.8	8,772	11,778	-25.5	10,926	14,399	-24.1
October	2,290	2,549	-10.2	7,927	11,571	-31.5	10,217	14,120	-27.6
November	2,161	2,450	-11.8	7,314	11,587	-36.9	9,475	14,037	-32.5

Table 13: Calgary Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	4	3	33.3	0	0	--	93	107	-13.1	128	207	-38.2	225	317	-29.0
February	2	8	-75.0	0	1	-100.0	49	210	-76.7	167	242	-31.0	218	461	-52.7
March	2	1	100.0	0	0	--	81	163	-50.3	134	247	-45.7	217	411	-47.2
April	3	2	50.0	0	0	--	98	156	-37.2	123	215	-42.8	224	373	-39.9
May	2	2	0.0	0	0	--	97	142	-31.7	144	155	-7.1	243	299	-18.7
June	5	4	25.0	1	0	--	74	124	-40.3	259	172	50.6	339	300	13.0
July	2	1	100.0	0	0	--	54	127	-57.5	271	182	48.9	327	310	5.5
August	2	8	-75.0	0	0	--	96	114	-15.8	233	208	12.0	331	330	0.3
September	7	3	133.3	0	0	--	115	112	2.7	269	194	38.7	391	309	26.5
October	10	3	233.3	2	0	--	107	90	18.9	215	294	-26.9	334	387	-13.7
November	1	7	-85.7	0	0	--	70	138	-49.3	275	184	49.5	346	329	5.2
Total	**40**	**42**	**-4.8**	**3**	**1**	**200.0**	**934**	**1,483**	**-37.0**	**2,218**	**2,300**	**-3.6**	**3,195**	**3,826**	**-16.5**

Table 14: Calgary Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2016

	Bungalow			Split Level			Two Storey			Other			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	9	9	0.0	0	0	--	216	428	-49.5	0	1	-100.0	225	438	-48.6
February	12	13	-7.7	0	2	-100.0	198	457	-56.7	5	5	0.0	215	477	-54.9
March	5	13	-61.5	0	1	-100.0	233	467	-50.1	1	2	-50.0	239	483	-50.5
April	6	8	-25.0	1	2	-50.0	393	414	-5.1	5	2	150.0	405	426	-4.9
May	9	4	125.0	0	1	-100.0	294	427	-31.1	4	3	33.3	307	435	-29.4
June	17	16	6.3	2	0	--	406	476	-14.7	8	4	100.0	433	496	-12.7
July	12	11	9.1	1	1	0.0	267	417	-36.0	0	3	-100.0	280	432	-35.2
August	6	15	-60.0	0	0	--	283	493	-42.6	2	6	-66.7	291	514	-43.4
September	9	15	-40.0	0	0	--	313	431	-27.4	2	1	100.0	324	447	-27.5
October	6	13	-53.8	3	0	--	185	439	-57.9	4	7	-42.9	198	459	-56.9
November	7	12	-41.7	1	0	--	466	412	13.1	1	3	-66.7	475	427	11.2
Total	**98**	**129**	**-24.0**	**8**	**7**	**14.3**	**3,254**	**4,861**	**-33.1**	**32**	**37**	**-13.5**	**3,392**	**5,034**	**-32.6**

Table 15: Calgary Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2016

	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	59	54	9.3	1	4	-75.0	1,492	1,746	-14.5	818	1,734	-52.8	2,370	3,538	-33.0
February	56	55	1.8	1	4	-75.0	1,450	1,709	-15.2	864	1,753	-50.7	2,371	3,521	-32.7
March	57	54	5.6	1	3	-66.7	1,498	1,736	-13.7	792	1,656	-52.2	2,348	3,449	-31.9
April	58	55	5.5	0	3	-100.0	1,410	1,658	-15.0	699	1,680	-58.4	2,167	3,396	-36.2
May	56	62	-9.7	0	1	-100.0	1,287	1,658	-22.4	760	1,539	-50.6	2,103	3,260	-35.5
June	58	61	-4.9	6	1	500.0	1,167	1,618	-27.9	780	1,384	-43.6	2,011	3,064	-34.4
July	54	58	-6.9	6	1	500.0	1,065	1,471	-27.6	929	1,413	-34.3	2,054	2,943	-30.2
August	57	59	-3.4	6	1	500.0	1,046	1,429	-26.8	981	1,270	-22.8	2,090	2,759	-24.2
September	56	50	12.0	6	1	500.0	993	1,226	-19.0	1,099	1,344	-18.2	2,154	2,621	-17.8
October	65	50	30.0	5	1	400.0	1,063	1,104	-3.7	1,157	1,394	-17.0	2,290	2,549	-10.2
November	65	56	16.1	5	1	400.0	1,012	1,440	-29.7	1,079	953	13.2	2,161	2,450	-11.8

Table 16: Calgary Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	48	0	130	130	68	85	153	11	342
February	46	0	0	0	60	259	319	6	371
March	46	0	0	0	57	80	137	11	194
April	72	0	24	24	114	369	483	12	591
May	44	0	0	0	50	266	316	45	405
June	138	0	0	0	85	237	322	31	491
July	80	0	0	0	41	633	674	10	764
August	68	0	0	0	68	271	339	4	411
September	102	0	0	0	59	524	583	129	814
October	108	0	0	0	83	76	159	26	293
November	104	8	0	8	47	217	264	23	399
Total	**856**	**8**	**154**	**162**	**732**	**3,017**	**3,749**	**308**	**5,075**

Table 17: Calgary Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	44	8	0	8	171	329	500	3	555
February	78	16	376	392	119	161	280	12	762
March	54	0	229	229	106	185	291	22	596
April	100	12	111	123	70	758	828	42	1,093
May	82	0	15	15	81	160	241	51	389
June	136	8	535	543	117	507	624	30	1,333
July	76	4	79	83	112	443	555	21	735
August	68	0	155	155	84	349	433	2	658
September	72	0	422	422	74	295	369	20	883
October	94	16	53	69	127	815	942	31	1,136
November	128	0	375	375	66	414	480	29	1,012
Total	**932**	**64**	**2,350**	**2,414**	**1,127**	**4,416**	**5,543**	**263**	**9,152**

Table 18: Calgary Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	764	44	2,653	2,697	1,136	6,365	7,501	225	11,187
February	732	28	2,277	2,305	1,096	6,467	7,563	200	10,800
March	724	28	2,048	2,076	1,051	6,362	7,413	185	10,398
April	696	16	1,969	1,985	1,089	5,963	7,052	155	9,888
May	658	16	2,171	2,187	1,053	5,867	6,920	154	9,919
June	656	4	1,993	1,997	1,023	5,228	6,251	167	9,071
July	660	0	2,336	2,336	952	4,996	5,948	156	9,100
August	660	16	2,181	2,197	878	4,952	5,830	158	8,845
September	690	32	1,759	1,791	843	5,181	6,024	267	8,772
October	702	16	1,706	1,722	799	4,442	5,241	262	7,927
November	678	24	1,346	1,370	777	4,230	5,007	259	7,314

Table 19: Calgary Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	29	7	314.3	204	66	209.1	233	73	219.2
East	1	0	--	131	7	1,771.4	132	7	1,785.7
North	97	81	19.8	111	36	208.3	208	117	77.8
Northeast	25	17	47.1	94	35	168.6	119	52	128.8
Northwest	10	2	400.0	253	25	912.0	263	27	874.1
South	29	28	3.6	126	64	96.9	155	92	68.5
Southeast	60	83	-27.7	321	175	83.4	381	258	47.7
Southwest	8	2	300.0	13	53	-75.5	21	55	-61.8
West	26	19	36.8	378	18	2,000.0	404	37	991.9
Total Calgary City	**285**	**239**	**19.2**	**1,631**	**479**	**240.5**	**1,916**	**718**	**166.9**
Airdrie	32	43	-25.6	219	162	35.2	251	205	22.4
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	13	13	0.0	6	1	500.0	19	14	35.7
Cochrane	26	32	-18.8	21	17	23.5	47	49	-4.1
Crossfield	7	0	--	1	0	--	8	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	20	6	233.3	0	0	--	20	6	233.3
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**98**	**94**	**4.3**	**247**	**180**	**37.2**	**345**	**274**	**25.9**
Grand Total	**383**	**333**	**15.0**	**1,878**	**659**	**185.0**	**2,261**	**992**	**127.9**

Table 20: Calgary Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2016

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	364	357	2.0	741	171	333.3	1,105	528	109.3
February	360	334	7.8	1,116	218	411.9	1,476	552	167.4
March	364	382	-4.7	1,423	471	202.1	1,787	853	109.5
April	387	368	5.2	1,452	624	132.7	1,839	992	85.4
May	364	377	-3.4	1,407	625	125.1	1,771	1,002	76.7
June	359	362	-0.8	1,665	661	151.9	2,024	1,023	97.8
July	325	343	-5.2	1,607	714	125.1	1,932	1,057	82.8
August	341	333	2.4	1,782	869	105.1	2,123	1,202	76.6
September	353	326	8.3	2,114	857	146.7	2,467	1,183	108.5
October	349	312	11.9	1,796	595	201.8	2,145	907	136.5
November	383	333	15.0	1,878	659	185.0	2,261	992	127.9

Table 21: Calgary Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	1	0	--	0	0	--	24	5	380.0	4	2	100.0	29	7	314.3
East	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
North	0	0	--	0	0	--	97	81	19.8	0	0	--	97	81	19.8
Northeast	0	0	--	0	0	--	25	17	47.1	0	0	--	25	17	47.1
Northwest	0	0	--	0	0	--	10	2	400.0	0	0	--	10	2	400.0
South	1	0	--	0	0	--	28	28	0.0	0	0	--	29	28	3.6
Southeast	0	0	--	0	0	--	60	83	-27.7	0	0	--	60	83	-27.7
Southwest	1	1	0.0	0	0	--	7	1	600.0	0	0	--	8	2	300.0
West	1	0	--	0	0	--	24	18	33.3	1	1	0.0	26	19	36.8
Total Calgary City	**4**	**1**	**300.0**	**0**	**0**	**--**	**276**	**235**	**17.4**	**5**	**3**	**66.7**	**285**	**239**	**19.2**
Airdrie	1	1	0.0	0	0	--	31	42	-26.2	0	0	--	32	43	-25.6
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	0	1	-100.0	0	0	--	13	12	8.3	0	0	--	13	13	0.0
Cochrane	0	0	--	0	1	-100.0	26	31	-16.1	0	0	--	26	32	-18.8
Crossfield	1	0	--	0	0	--	6	0	--	0	0	--	7	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	4	0	--	0	0	--	16	6	166.7	0	0	--	20	6	233.3
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**6**	**2**	**200.0**	**0**	**1**	**-100.0**	**92**	**91**	**1.1**	**0**	**0**	**--**	**98**	**94**	**4.3**
Grand Total	**10**	**3**	**233.3**	**0**	**1**	**-100.0**	**368**	**326**	**12.9**	**5**	**3**	**66.7**	**383**	**333**	**15.0**

Table 22: Calgary Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	7	7	0.0	0	0	--	354	348	1.7	3	2	50.0	364	357	2.0
February	7	7	0.0	0	0	--	350	325	7.7	3	2	50.0	360	334	7.8
March	6	6	0.0	0	0	--	355	374	-5.1	3	2	50.0	364	382	-4.7
April	7	6	16.7	0	0	--	375	360	4.2	5	2	150.0	387	368	5.2
May	6	6	0.0	0	1	-100.0	353	368	-4.1	5	2	150.0	364	377	-3.4
June	8	6	33.3	1	1	0.0	343	354	-3.1	7	1	600.0	359	362	-0.8
July	8	6	33.3	0	2	-100.0	311	334	-6.9	6	1	500.0	325	343	-5.2
August	8	6	33.3	0	2	-100.0	325	322	0.9	8	3	166.7	341	333	2.4
September	9	3	200.0	0	2	-100.0	335	318	5.3	9	3	200.0	353	326	8.3
October	10	3	233.3	0	2	-100.0	331	304	8.9	8	3	166.7	349	312	11.9
November	10	3	233.3	0	1	-100.0	368	326	12.9	5	3	66.7	383	333	15.0

Table 23: Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	74	0	45	45	0	84	84	1	204
East	2	0	125	125	2	2	4	0	131
North	4	0	9	9	1	97	98	0	111
Northeast	7	0	0	0	7	76	83	4	94
Northwest	6	0	104	104	18	124	142	1	253
South	11	0	2	2	48	61	109	4	126
Southeast	14	0	171	171	15	121	136	0	321
Southwest	1	0	0	0	4	8	12	0	13
West	6	0	159	159	11	196	207	6	378
Total Calgary City	**125**	**0**	**615**	**615**	**106**	**769**	**875**	**16**	**1,631**
Airdrie	15	0	171	171	25	7	32	1	219
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	1	0	0	0	5	0	5	0	6
Cochrane	8	0	0	0	9	4	13	0	21
Crossfield	0	0	0	0	0	0	0	1	1
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**24**	**0**	**171**	**171**	**39**	**11**	**50**	**2**	**247**
Grand Total	**149**	**0**	**786**	**786**	**145**	**780**	**925**	**18**	**1,878**

Table 24: Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	123	7	274	281	119	217	336	1	741
February	129	0	620	620	136	229	365	2	1,116
March	123	0	830	830	147	322	469	1	1,423
April	130	0	848	848	98	367	465	9	1,452
May	124	0	757	757	91	417	508	18	1,407
June	142	0	932	932	89	485	574	17	1,665
July	115	0	844	844	109	524	633	15	1,607
August	114	0	904	904	127	622	749	15	1,782
September	113	0	1,191	1,191	131	660	791	19	2,114
October	117	0	671	671	174	813	987	21	1,796
November	149	0	786	786	145	780	925	18	1,878

Table 25: Calgary Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: November 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	10	6	5	1	0	5	1	0	0	1	0	0	0	29
East	1	0	0	0	0	0	0	0	0	0	0	0	0	1
North	28	12	6	14	1	0	4	0	0	0	0	0	32	97
Northeast	0	3	1	0	0	1	1	0	1	1	0	5	12	25
Northwest	3	2	1	0	0	1	0	0	3	0	0	0	0	10
South	5	1	4	0	0	5	1	7	0	0	0	0	6	29
Southeast	12	5	1	3	0	1	0	1	0	0	2	3	32	60
Southwest	0	0	2	1	3	1	0	0	0	0	0	0	1	8
West	6	1	4	1	4	2	0	1	0	1	0	0	6	26
Total Calgary City	**65**	**30**	**24**	**20**	**8**	**16**	**7**	**9**	**4**	**3**	**2**	**8**	**89**	**285**
Airdrie	0	0	0	2	0	0	0	2	0	0	0	0	28	32
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	3	0	0	0	10	13
Cochrane	0	0	0	0	0	0	0	3	2	2	0	2	17	26
Crossfield	0	0	4	0	1	2	0	0	0	0	0	0	0	7
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	1	0	0	0	0	0	0	0	1	14	4	20
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural	**0**	**0**	**5**	**2**	**1**	**2**	**0**	**5**	**5**	**2**	**1**	**16**	**59**	**98**
Grand Total	**65**	**30**	**29**	**22**	**9**	**18**	**7**	**14**	**9**	**5**	**3**	**24**	**148**	**383**

Table 26: Calgary Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: November 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	26	99	12	8	5	48	0	1	1	1	0	1	2	204
East	0	0	44	0	0	0	0	2	66	19	0	0	0	131
North	3	84	0	1	0	21	0	0	0	0	0	0	2	111
Northeast	13	15	26	0	10	12	6	0	2	0	0	1	9	94
Northwest	47	13	80	1	8	1	12	26	0	0	0	0	65	253
South	12	36	6	13	37	6	0	4	1	0	0	0	11	126
Southeast	172	3	18	2	36	39	0	20	28	0	0	0	3	321
Southwest	0	0	1	5	0	7	0	0	0	0	0	0	0	13
West	7	4	0	206	23	43	6	50	1	0	6	0	32	378
Total Calgary City	**280**	**254**	**187**	**236**	**119**	**177**	**24**	**103**	**99**	**20**	**6**	**2**	**124**	**1,631**
Airdrie	60	2	43	11	5	8	19	0	0	3	0	0	68	219
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	5	0	0	0	0	0	0	1	6
Cochrane	0	0	0	0	3	1	2	3	6	0	1	0	5	21
Crossfield	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural	**61**	**2**	**43**	**11**	**8**	**14**	**21**	**3**	**6**	**3**	**1**	**0**	**74**	**247**
Grand Total	**341**	**256**	**230**	**247**	**127**	**191**	**45**	**106**	**105**	**23**	**7**	**2**	**198**	**1,878**

Table 27: Calgary Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: November 2016

Area	Under $400,000	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 - $799,999	$800,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	1	0	0	0	1	27	29
East	0	0	1	0	0	0	1
North	0	10	42	26	15	4	97
Northeast	1	11	5	4	4	0	25
Northwest	0	1	0	4	0	5	10
South	0	4	12	1	2	10	29
Southeast	10	8	6	8	13	15	60
Southwest	0	0	1	0	2	5	8
West	0	0	0	0	1	25	26
Total Calgary City	**12**	**34**	**67**	**43**	**38**	**91**	**285**
Airdrie	1	5	13	5	5	3	32
Beiseker	0	0	0	0	0	0	0
Chestermere	0	1	2	4	1	5	13
Cochrane	3	4	5	9	4	1	26
Crossfield	6	1	0	0	0	0	7
Irricana	0	0	0	0	0	0	0
MD Rockyview	0	0	0	2	2	16	20
First Nations	0	0	0	0	0	0	0
Total Rural	**10**	**11**	**20**	**20**	**12**	**25**	**98**
Grand Total	**22**	**45**	**87**	**63**	**50**	**116**	**383**

Table 28: Calgary Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2016

Month	Under $400,000	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 - $799,999	$800,000 and Over	Total
January	16	78	87	57	44	82	364
February	15	69	87	60	44	85	360
March	15	68	91	65	43	82	364
April	12	82	97	68	41	87	387
May	12	78	93	64	38	79	364
June	14	59	83	64	40	99	359
July	14	42	74	61	42	92	325
August	14	43	78	65	42	99	341
September	16	45	71	66	42	113	353
October	13	40	70	67	47	112	349
November	22	45	87	63	50	116	383

Table 29a: Calgary Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: November 2016

Area	Under $400,000	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 - $799,999	$800,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	0	1	1	15	17
East	0	0	0	0	0	0	0
North	1	11	33	7	6	0	58
Northeast	35	63	35	9	4	1	147
Northwest	0	8	1	0	0	8	17
South	3	11	6	5	4	3	32
Southeast	9	27	15	13	10	11	85
Southwest	0	0	0	0	0	1	1
West	0	0	0	2	0	25	27
Total Calgary City	**48**	**120**	**90**	**37**	**25**	**64**	**384**
Airdrie	2	16	6	4	0	1	29
Beiseker	0	0	0	0	0	0	0
Chestermere	0	1	3	0	0	2	6
Cochrane	4	5	0	0	1	0	10
Crossfield	2	1	0	0	0	0	3
Irricana	0	0	0	0	0	0	0
MD Rockyview	1	1	2	1	1	3	9
First Nations	0	0	0	0	0	0	0
Total Rural	**9**	**24**	**11**	**5**	**2**	**6**	**57**
Grand Total	**57**	**144**	**101**	**42**	**27**	**70**	**441**

Table 29b: Calgary Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2016

Area	Under $400,000	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 - $799,999	$800,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	2	7	13	206	228
East	0	0	0	0	0	0	0
North	5	87	291	78	24	21	506
Northeast	52	181	144	56	20	6	459
Northwest	0	8	3	2	3	42	58
South	12	115	143	39	25	15	349
Southeast	46	196	157	144	62	87	692
Southwest	0	0	0	0	3	13	16
West	0	0	0	3	0	127	130
Total Calgary City	**115**	**587**	**740**	**329**	**150**	**517**	**2,438**
Airdrie	35	173	111	47	19	23	408
Beiseker	3	0	0	0	0	0	3
Chestermere	1	12	38	29	21	32	133
Cochrane	46	109	26	9	11	9	210
Crossfield	6	5	2	0	0	0	13
Irricana	2	0	0	0	0	0	2
MD Rockyview	11	13	15	14	11	91	155
First Nations	0	0	0	0	0	0	0
Total Rural	**104**	**312**	**192**	**99**	**62**	**155**	**924**
Grand Total	**219**	**899**	**932**	**428**	**212**	**672**	**3,362**

Table 30a: Calgary Metropolitan Area
Absorbed Units by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	17	18	-5.6	16	118	-86.4	33	136	-75.7
East	0	0	--	34	0	--	34	0	--
North	58	101	-42.6	5	142	-96.5	63	243	-74.1
Northeast	147	4	3,575.0	111	140	-20.7	258	144	79.2
Northwest	17	6	183.3	217	7	3,000.0	234	13	1,700.0
South	32	24	33.3	96	89	7.9	128	113	13.3
Southeast	85	85	0.0	198	192	3.1	283	277	2.2
Southwest	1	1	0.0	0	6	-100.0	1	7	-85.7
West	27	29	-6.9	112	64	75.0	139	93	49.5
Total Calgary City	**384**	**268**	**43.3**	**789**	**758**	**4.1**	**1,173**	**1,026**	**14.3**
Airdrie	29	52	-44.2	97	68	42.6	126	120	5.0
Beiseker	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	6	19	-68.4	0	2	-100.0	6	21	-71.4
Cochrane	10	48	-79.2	11	68	-83.8	21	116	-81.9
Crossfield	3	0	--	3	0	--	6	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	9	18	-50.0	0	0	--	9	18	-50.0
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**57**	**138**	**-58.7**	**111**	**138**	**-19.6**	**168**	**276**	**-39.1**
Grand Total	**441**	**406**	**8.6**	**900**	**896**	**0.4**	**1,341**	**1,302**	**3.0**

Table 30b: Calgary Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	230	302	-23.8	1,476	1,570	-6.0	1,706	1,872	-8.9
East	0	4	-100.0	697	447	55.9	697	451	54.5
North	506	879	-42.4	562	1,129	-50.2	1,068	2,008	-46.8
Northeast	459	276	66.3	471	427	10.3	930	703	32.3
Northwest	59	51	15.7	1,118	253	341.9	1,177	304	287.2
South	349	488	-28.5	1,027	327	214.1	1,376	815	68.8
Southeast	692	1,268	-45.4	786	1,765	-55.5	1,478	3,033	-51.3
Southwest	16	19	-15.8	30	182	-83.5	46	201	-77.1
West	132	225	-41.3	419	263	59.3	551	488	12.9
Total Calgary City	**2,443**	**3,512**	**-30.4**	**6,586**	**6,363**	**3.5**	**9,029**	**9,875**	**-8.6**
Airdrie	408	688	-40.7	888	483	83.9	1,296	1,171	10.7
Beiseker	3	2	50.0	0	0	--	3	2	50.0
Chestermere	133	308	-56.8	7	102	-93.1	140	410	-65.9
Cochrane	210	376	-44.1	338	511	-33.9	548	887	-38.2
Crossfield	13	16	-18.8	7	8	-12.5	20	24	-16.7
Irricana	2	0	--	0	0	--	2	0	--
MD Rockyview	155	165	-6.1	10	64	-84.4	165	229	-27.9
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**924**	**1,555**	**-40.6**	**1,250**	**1,168**	**7.0**	**2,174**	**2,723**	**-20.2**
Grand Total	**3,367**	**5,067**	**-33.6**	**7,836**	**7,531**	**4.0**	**11,203**	**12,598**	**-11.1**

Table 31a: Calgary Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	1	-100.0	1	0	--	13	16	-18.8	3	1	200.0	17	18	-5.6
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	57	101	-43.6	1	0	--	58	101	-42.6
Northeast	0	0	--	0	0	--	147	4	3,575.0	0	0	--	147	4	3,575.0
Northwest	0	3	-100.0	0	0	--	17	3	466.7	0	0	--	17	6	183.3
South	0	0	--	0	0	--	32	24	33.3	0	0	--	32	24	33.3
Southeast	2	3	-33.3	0	0	--	83	82	1.2	0	0	--	85	85	0.0
Southwest	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
West	1	2	-50.0	0	1	-100.0	26	25	4.0	0	1	-100.0	27	29	-6.9
Total Calgary City	**3**	**9**	**-66.7**	**1**	**1**	**0.0**	**376**	**256**	**46.9**	**4**	**2**	**100.0**	**384**	**268**	**43.3**
Airdrie	1	0	--	0	0	--	28	51	-45.1	0	1	-100.0	29	52	-44.2
Beiseker	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	1	1	0.0	0	0	--	5	18	-72.2	0	0	--	6	19	-68.4
Cochrane	0	0	--	0	0	--	10	48	-79.2	0	0	--	10	48	-79.2
Crossfield	1	0	--	0	0	--	2	0	--	0	0	--	3	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	1	2	-50.0	0	0	--	8	16	-50.0	0	0	--	9	18	-50.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**4**	**3**	**33.3**	**0**	**0**	**--**	**53**	**134**	**-60.4**	**0**	**1**	**-100.0**	**57**	**138**	**-58.7**
Grand Total	**7**	**12**	**-41.7**	**1**	**1**	**0.0**	**429**	**390**	**10.0**	**4**	**3**	**33.3**	**441**	**406**	**8.6**

Table 31b: Calgary Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	5	6	-16.7	6	1	500.0	193	267	-27.7	26	28	-7.1	230	302	-23.8
East	0	0	--	0	0	--	0	4	-100.0	0	0	--	0	4	-100.0
North	2	1	100.0	0	0	--	502	878	-42.8	2	0	--	506	879	-42.4
Northeast	0	1	-100.0	0	0	--	459	275	66.9	0	0	--	459	276	66.3
Northwest	2	9	-77.8	0	1	-100.0	57	41	39.0	0	0	--	59	51	15.7
South	2	4	-50.0	0	0	--	345	483	-28.6	2	1	100.0	349	488	-28.5
Southeast	9	31	-71.0	0	0	--	683	1,236	-44.7	0	1	-100.0	692	1,268	-45.4
Southwest	0	2	-100.0	0	0	--	15	17	-11.8	1	0	--	16	19	-15.8
West	7	6	16.7	0	2	-100.0	125	216	-42.1	0	1	-100.0	132	225	-41.3
Total Calgary City	**27**	**60**	**-55.0**	**6**	**4**	**50.0**	**2,379**	**3,417**	**-30.4**	**31**	**31**	**0.0**	**2,443**	**3,512**	**-30.4**
Airdrie	21	27	-22.2	1	0	--	386	660	-41.5	0	1	-100.0	408	688	-40.7
Beiseker	1	0	--	0	0	--	2	2	0.0	0	0	--	3	2	50.0
Chestermere	9	19	-52.6	0	0	--	124	289	-57.1	0	0	--	133	308	-56.8
Cochrane	5	4	25.0	0	0	--	205	370	-44.6	0	2	-100.0	210	376	-44.1
Crossfield	3	5	-40.0	0	1	-100.0	10	10	0.0	0	0	--	13	16	-18.8
Irricana	2	0	--	0	0	--	0	0	--	0	0	--	2	0	--
MD Rockyview	27	16	68.8	1	1	0.0	127	147	-13.6	0	1	-100.0	155	165	-6.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**68**	**71**	**-4.2**	**2**	**2**	**0.0**	**854**	**1,478**	**-42.2**	**0**	**4**	**-100.0**	**924**	**1,555**	**-40.6**
Grand Total	**95**	**131**	**-27.5**	**8**	**6**	**33.3**	**3,233**	**4,895**	**-34.0**	**31**	**35**	**-11.4**	**3,367**	**5,067**	**-33.6**

Table 32a: Calgary Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	16	0	0	0	0	0	0	0	16
East	0	0	34	34	0	0	0	0	34
North	1	0	0	0	3	1	4	0	5
Northeast	22	0	0	0	3	82	85	4	111
Northwest	5	0	7	7	28	171	199	6	217
South	9	0	8	8	25	54	79	0	96
Southeast	19	0	121	121	0	42	42	16	198
Southwest	0	0	0	0	0	0	0	0	0
West	1	0	21	21	10	80	90	0	112
Total Calgary City	**73**	**0**	**191**	**191**	**69**	**430**	**499**	**26**	**789**
Airdrie	15	0	44	44	21	17	38	0	97
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	6	0	0	0	5	0	5	0	11
Crossfield	0	0	0	0	0	0	0	3	3
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**21**	**0**	**44**	**44**	**26**	**17**	**43**	**3**	**111**
Grand Total	**94**	**0**	**235**	**235**	**95**	**447**	**542**	**29**	**900**

Table 32b: Calgary Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	280	0	398	398	60	736	796	2	1,476
East	6	0	415	415	0	276	276	0	697
North	30	0	7	7	116	409	525	0	562
Northeast	78	12	0	12	63	287	350	31	471
Northwest	44	0	115	115	110	835	945	14	1,118
South	81	0	139	139	257	533	790	17	1,027
Southeast	156	0	282	282	84	207	291	57	786
Southwest	3	0	8	8	10	9	19	0	30
West	47	0	117	117	25	203	228	27	419
Total Calgary City	**725**	**12**	**1,481**	**1,493**	**725**	**3,495**	**4,220**	**148**	**6,586**
Airdrie	71	0	312	312	187	230	417	88	888
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	6	0	0	0	1	0	1	0	7
Cochrane	92	36	0	36	134	76	210	0	338
Crossfield	4	0	0	0	0	0	0	3	7
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	10	0	0	0	0	0	0	0	10
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**183**	**36**	**312**	**348**	**322**	**306**	**628**	**91**	**1,250**
Grand Total	**908**	**48**	**1,793**	**1,841**	**1,047**	**3,801**	**4,848**	**239**	**7,836**

Table 33a: Calgary Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: November 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
Centre	.	.	1,499,000	1,499,000	1,460,515	1,300,000	1,199,233	1,198,000	1,416,671	1,300,000
East	.	.	.	.	.	.	.	.	.	.
North	.	.	.	.	565,995	553,247	530,000	530,000	565,375	551,624
Northeast	.	.	.	.	469,547	450,000	.	.	469,547	450,000
Northwest	.	.	.	.	797,359	520,000	.	.	797,359	520,000
South	.	.	.	.	560,247	522,000	.	.	560,247	522,000
Southeast	470,500	470,500	.	.	606,369	538,900	.	.	603,172	538,900
Southwest	.	.	.	.	2,125,000	2,125,000	.	.	2,125,000	2,125,000
West	899,900	899,900	.	.	1,190,808	1,097,500	.	.	1,180,033	1,095,000
Total Calgary City	**613,633**	**541,000**	**1,499,000**	**1,499,000**	**625,451**	**520,000**	**1,031,925**	**1,098,950**	**631,867**	**525,402**
Airdrie	487,000	487,000	.	.	514,905	494,250	.	.	513,942	494,000
Beiseker	.	.	.	.	.	.	.	.	.	.
Chestermere	869,900	869,900	.	.	619,340	545,900	.	.	661,100	547,700
Cochrane	.	.	.	.	442,431	430,557	.	.	442,431	430,557
Crossfield	409,900	409,900	.	.	369,000	369,000	.	.	382,633	398,500
Irricana	.	.	.	.	.	.	.	.	.	.
MD Rockyview	779,500	779,500	.	.	796,500	601,400	.	.	794,611	609,900
First Nations	.	.	.	.	.	.	.	.	.	.
Total Rural	**636,575**	**633,250**	.	.	**548,082**	**489,500**	.	.	**554,292**	**489,500**
Grand Total	**626,743**	**541,000**	**1,499,000**	**1,499,000**	**615,892**	**515,900**	**1,031,925**	**1,098,950**	**621,841**	**519,900**

Table 33b: Calgary Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
Centre	1,780,000	1,600,000	2,383,167	2,250,000	1,471,671	1,273,000	1,369,769	1,198,000	1,490,799	1,276,500
East	.	.	.	.	.	.	.	.	.	.
North	437,500	437,500	.	.	571,505	551,770	472,500	472,500	570,584	550,500
Northeast	.	.	.	.	511,836	499,800	.	.	511,836	499,800
Northwest	1,044,500	1,044,500	.	.	1,275,477	999,900	.	.	1,267,512	999,900
South	707,500	707,500	.	.	565,450	520,000	560,000	560,000	566,232	520,000
Southeast	753,544	750,000	.	.	611,433	570,000	.	.	613,282	570,500
Southwest	.	.	.	.	1,320,577	1,036,000	4,620,000	4,620,000	1,526,791	1,080,500
West	1,442,191	1,200,000	.	.	1,362,433	1,200,000	.	.	1,366,728	1,200,000
Total Calgary City	**1,116,898**	**950,000**	**2,383,167**	**2,250,000**	**705,316**	**560,000**	**1,364,483**	**1,125,000**	**722,385**	**565,000**
Airdrie	630,280	559,900	397,997	397,997	533,266	495,150	.	.	537,928	496,200
Beiseker	256,500	256,500	.	.	295,700	295,700	.	.	282,633	256,500
Chestermere	735,033	759,500	.	.	690,778	647,700	.	.	693,773	649,500
Cochrane	511,820	427,900	.	.	483,895	449,500	.	.	484,559	449,250
Crossfield	393,533	409,900	.	.	422,010	407,750	.	.	415,438	409,900
Irricana	308,200	308,200	.	.	.	.	.	.	308,200	308,200
MD Rockyview	703,181	583,500	1,002,000	1,002,000	1,128,022	990,500	.	.	1,053,204	981,500
First Nations	.	.	.	.	.	.	.	.	.	.
Total Rural	**638,966**	**548,160**	**699,999**	**699,999**	**630,873**	**519,500**	**.**	**.**	**631,618**	**519,900**
Grand Total	**774,799**	**623,900**	**1,962,375**	**1,499,500**	**685,622**	**550,000**	**1,364,483**	**1,125,000**	**697,439**	**553,670**

Table 34a: Calgary Metropolitan Area
Absorbed Units from Inventory by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	6	2	200.0	14	29	-51.7	20	31	-35.5
East	0	0	--	34	0	--	34	0	--
North	3	9	-66.7	1	15	-93.3	4	24	-83.3
Northeast	3	3	0.0	14	2	600.0	17	5	240.0
Northwest	1	1	0.0	26	5	420.0	27	6	350.0
South	2	5	-60.0	47	0	--	49	5	880.0
Southeast	6	5	20.0	42	10	320.0	48	15	220.0
Southwest	0	0	--	0	0	--	0	0	--
West	7	3	133.3	30	1	2,900.0	37	4	825.0
Total Calgary City	**28**	**28**	**0.0**	**208**	**62**	**235.5**	**236**	**90**	**162.2**
Airdrie	1	0	--	39	0	--	40	0	--
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	0	0	--	0	0	--	0	0	--
Cochrane	0	2	-100.0	1	2	-50.0	1	4	-75.0
Crossfield	0	0	--	0	0	--	0	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**2**	**2**	**0.0**	**40**	**2**	**1,900.0**	**42**	**4**	**950.0**
Grand Total	**30**	**30**	**0.0**	**248**	**64**	**287.5**	**278**	**94**	**195.7**

Table 34b: Calgary Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	52	39	33.3	405	177	128.8	457	216	111.6
East	0	0	--	421	4	10425.0	421	4	10425.0
North	119	123	-3.3	82	31	164.5	201	154	30.5
Northeast	73	65	12.3	113	29	289.7	186	94	97.9
Northwest	3	2	50.0	207	15	1,280.0	210	17	1,135.3
South	70	47	48.9	222	77	188.3	292	124	135.5
Southeast	67	216	-69.0	285	179	59.2	352	395	-10.9
Southwest	1	1	0.0	6	46	-87.0	7	47	-85.1
West	32	35	-8.6	132	16	725.0	164	51	221.6
Total Calgary City	**417**	**528**	**-21.0**	**1,873**	**574**	**226.3**	**2,290**	**1,102**	**107.8**
Airdrie	16	11	45.5	335	115	191.3	351	126	178.6
Beiseker	0	0	--	0	0	--	0	0	--
Chestermere	5	12	-58.3	1	0	--	6	12	-50.0
Cochrane	10	20	-50.0	27	14	92.9	37	34	8.8
Crossfield	0	1	--	0	0	--	0	1	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	2	2	0.0	0	0	--	2	2	0.0
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**33**	**46**	**-28.3**	**363**	**129**	**181.4**	**396**	**175**	**126.3**
Grand Total	**450**	**574**	**-21.6**	**2,236**	**703**	**218.1**	**2,686**	**1,277**	**110.3**

Table 35a: Calgary Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	0	0	--	3	1	200.0	3	1	200.0	6	2	200.0
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	3	9	-66.7	0	0	--	3	9	-66.7
Northeast	0	0	--	0	0	--	3	3	0.0	0	0	--	3	3	0.0
Northwest	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
South	0	0	--	0	0	--	2	5	-60.0	0	0	--	2	5	-60.0
Southeast	0	0	--	0	0	--	6	5	20.0	0	0	--	6	5	20.0
Southwest	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
West	0	0	--	0	1	-100.0	7	2	250.0	0	0	--	7	3	133.3
Total Calgary City	**0**	**0**	**--**	**0**	**1**	**-100.0**	**25**	**26**	**-3.8**	**3**	**1**	**200.0**	**28**	**28**	**0.0**
Airdrie	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Cochrane	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Crossfield	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**0**	**0**	**--**	**0**	**0**	**--**	**2**	**2**	**0.0**	**0**	**0**	**--**	**2**	**2**	**0.0**
Grand Total	**0**	**0**	**--**	**0**	**1**	**-100.0**	**27**	**28**	**-3.6**	**3**	**1**	**200.0**	**30**	**30**	**0.0**

Table 35b: Calgary Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	0	--	1	0	--	40	37	8.1	11	2	450.0	52	39	33.3
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	119	123	-3.3	0	0	--	119	123	-3.3
Northeast	0	0	--	0	0	--	73	65	12.3	0	0	--	73	65	12.3
Northwest	0	0	--	0	0	--	3	2	50.0	0	0	--	3	2	50.0
South	0	0	--	0	0	--	70	47	48.9	0	0	--	70	47	48.9
Southeast	0	4	-100.0	0	0	--	67	212	-68.4	0	0	--	67	216	-69.0
Southwest	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
West	1	0	--	0	1	-100.0	31	34	-8.8	0	0	--	32	35	-8.6
Total Calgary City	**1**	**4**	**-75.0**	**1**	**1**	**0.0**	**404**	**521**	**-22.5**	**11**	**2**	**450.0**	**417**	**528**	**-21.0**
Airdrie	0	0	--	0	0	--	16	11	45.5	0	0	--	16	11	45.5
Beiseker	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Chestermere	1	0	--	0	0	--	4	12	-66.7	0	0	--	5	12	-58.3
Cochrane	0	0	--	0	0	--	10	19	-47.4	0	1	-100.0	10	20	-50.0
Crossfield	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**1**	**0**	**--**	**0**	**0**	**--**	**32**	**45**	**-28.9**	**0**	**1**	**-100.0**	**33**	**46**	**-28.3**
Grand Total	**2**	**4**	**-50.0**	**1**	**1**	**0.0**	**436**	**566**	**-23.0**	**11**	**3**	**266.7**	**450**	**574**	**-21.6**

Table 36a: Calgary Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	14	0	0	0	0	0	0	0	14
East	0	0	34	34	0	0	0	0	34
North	0	0	0	0	0	1	1	0	1
Northeast	1	0	0	0	2	7	9	4	14
Northwest	2	0	7	7	0	17	17	0	26
South	1	0	8	8	25	13	38	0	47
Southeast	0	0	0	0	0	42	42	0	42
Southwest	0	0	0	0	0	0	0	0	0
West	1	0	21	21	4	4	8	0	30
Total Calgary City	**19**	**0**	**70**	**70**	**31**	**84**	**115**	**4**	**208**
Airdrie	0	0	29	29	10	0	10	0	39
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	1	0	1	0	1
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**0**	**0**	**29**	**29**	**11**	**0**	**11**	**0**	**40**
Grand Total	**19**	**0**	**99**	**99**	**42**	**84**	**126**	**4**	**248**

Table 36b: Calgary Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	138	0	241	241	22	4	26	0	405
East	4	0	415	415	0	2	2	0	421
North	15	0	7	7	45	15	60	0	82
Northeast	25	0	0	0	17	53	70	18	113
Northwest	14	0	92	92	14	87	101	0	207
South	17	0	88	88	71	46	117	0	222
Southeast	25	0	81	81	31	138	169	10	285
Southwest	3	0	0	0	0	3	3	0	6
West	19	0	99	99	6	7	13	1	132
Total Calgary City	**260**	**0**	**1,023**	**1,023**	**206**	**355**	**561**	**29**	**1,873**
Airdrie	5	0	273	273	29	28	57	0	335
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	1	0	1	0	1
Cochrane	10	7	0	7	8	2	10	0	27
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**15**	**7**	**273**	**280**	**38**	**30**	**68**	**0**	**363**
Grand Total	**275**	**7**	**1,296**	**1,303**	**244**	**385**	**629**	**29**	**2,236**

Table 37a: Calgary Metropolitan Area
Absorbed Units at Completion by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	11	16	-31.3	2	89	-97.8	13	105	-87.6
East	0	0	--	0	0	--	0	0	--
North	55	92	-40.2	4	127	-96.9	59	219	-73.1
Northeast	144	1	14300.0	86	138	-37.7	230	139	65.5
Northwest	16	5	220.0	191	2	9,450.0	207	7	2,857.1
South	30	19	57.9	49	89	-44.9	79	108	-26.9
Southeast	79	80	-1.3	156	182	-14.3	235	262	-10.3
Southwest	1	1	0.0	0	6	-100.0	1	7	-85.7
West	19	26	-26.9	82	63	30.2	101	89	13.5
Total Calgary City	**355**	**240**	**47.9**	**570**	**696**	**-18.1**	**925**	**936**	**-1.2**
Airdrie	28	52	-46.2	58	68	-14.7	86	120	-28.3
Beiseker	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	6	19	-68.4	0	2	-100.0	6	21	-71.4
Cochrane	10	46	-78.3	10	66	-84.8	20	112	-82.1
Crossfield	3	0	--	3	0	--	6	0	--
Irricana	0	0	--	0	0	--	0	0	--
MD Rockyview	8	18	-55.6	0	0	--	8	18	-55.6
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**55**	**136**	**-59.6**	**71**	**136**	**-47.8**	**126**	**272**	**-53.7**
Grand Total	**410**	**376**	**9.0**	**641**	**832**	**-23.0**	**1,051**	**1,208**	**-13.0**

Table 37b: Calgary Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
Centre	178	263	-32.3	1,069	1,393	-23.3	1,247	1,656	-24.7
East	0	4	-100.0	276	443	-37.7	276	447	-38.3
North	387	756	-48.8	479	1,098	-56.4	866	1,854	-53.3
Northeast	386	211	82.9	347	398	-12.8	733	609	20.4
Northwest	56	49	14.3	911	238	282.8	967	287	236.9
South	279	441	-36.7	805	250	222.0	1,084	691	56.9
Southeast	623	1,052	-40.8	497	1,586	-68.7	1,120	2,638	-57.5
Southwest	15	18	-16.7	16	136	-88.2	31	154	-79.9
West	98	190	-48.4	287	247	16.2	385	437	-11.9
Total Calgary City	**2,022**	**2,984**	**-32.2**	**4,687**	**5,789**	**-19.0**	**6,709**	**8,773**	**-23.5**
Airdrie	382	677	-42.1	553	368	50.3	945	1,045	-9.6
Beiseker	3	2	50.0	0	0	--	3	2	50.0
Chestermere	128	296	-56.8	6	102	-94.1	134	398	-66.3
Cochrane	199	356	-44.1	311	497	-37.4	510	853	-40.2
Crossfield	13	15	-13.3	7	8	-12.5	20	23	-13.0
Irricana	2	0	--	0	0	--	2	0	--
MD Rockyview	153	163	-6.1	10	64	-84.4	163	227	-28.2
First Nations	0	0	--	0	0	--	0	0	--
Total Rural	**890**	**1,509**	**-41.0**	**887**	**1,039**	**-14.6**	**1,777**	**2,548**	**-30.3**
Grand Total	**2,912**	**4,493**	**-35.2**	**5,574**	**6,828**	**-18.4**	**8,486**	**11,321**	**-25.0**

Table 38a: Calgary Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	0	1	-100.0	1	0	--	10	15	-33.3	0	0	--	11	16	-31.3
East	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North	0	0	--	0	0	--	54	92	-41.3	1	0	--	55	92	-40.2
Northeast	0	0	--	0	0	--	144	1	14300.0	0	0	--	144	1	14300.0
Northwest	0	3	-100.0	0	0	--	16	2	700.0	0	0	--	16	5	220.0
South	0	0	--	0	0	--	30	19	57.9	0	0	--	30	19	57.9
Southeast	2	3	-33.3	0	0	--	77	77	0.0	0	0	--	79	80	-1.3
Southwest	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
West	1	2	-50.0	0	0	--	18	23	-21.7	0	1	-100.0	19	26	-26.9
Total Calgary City	**3**	**9**	**-66.7**	**1**	**0**	**--**	**350**	**230**	**52.2**	**1**	**1**	**0.0**	**355**	**240**	**47.9**
Airdrie	1	0	--	0	0	--	27	51	-47.1	0	1	-100.0	28	52	-46.2
Beiseker	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Chestermere	1	1	0.0	0	0	--	5	18	-72.2	0	0	--	6	19	-68.4
Cochrane	0	0	--	0	0	--	10	46	-78.3	0	0	--	10	46	-78.3
Crossfield	1	0	--	0	0	--	2	0	--	0	0	--	3	0	--
Irricana	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
MD Rockyview	1	2	-50.0	0	0	--	7	16	-56.3	0	0	--	8	18	-55.6
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**4**	**3**	**33.3**	**0**	**0**	**--**	**51**	**132**	**-61.4**	**0**	**1**	**-100.0**	**55**	**136**	**-59.6**
Grand Total	**7**	**12**	**-41.7**	**1**	**0**	**--**	**401**	**362**	**10.8**	**1**	**2**	**-50.0**	**410**	**376**	**9.0**

Table 38b: Calgary Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Centre	5	6	-16.7	5	1	400.0	153	230	-33.5	15	26	-42.3	178	263	-32.3
East	0	0	--	0	0	--	0	4	-100.0	0	0	--	0	4	-100.0
North	2	1	100.0	0	0	--	383	755	-49.3	2	0	--	387	756	-48.8
Northeast	0	1	-100.0	0	0	--	386	210	83.8	0	0	--	386	211	82.9
Northwest	2	9	-77.8	0	1	-100.0	54	39	38.5	0	0	--	56	49	14.3
South	2	4	-50.0	0	0	--	275	436	-36.9	2	1	100.0	279	441	-36.7
Southeast	9	27	-66.7	0	0	--	614	1,024	-40.0	0	1	-100.0	623	1,052	-40.8
Southwest	0	2	-100.0	0	0	--	14	16	-12.5	1	0	--	15	18	-16.7
West	6	6	0.0	0	1	-100.0	92	182	-49.5	0	1	-100.0	98	190	-48.4
Total Calgary City	**26**	**56**	**-53.6**	**5**	**3**	**66.7**	**1,971**	**2,896**	**-31.9**	**20**	**29**	**-31.0**	**2,022**	**2,984**	**-32.2**
Airdrie	21	27	-22.2	1	0	--	370	649	-43.0	0	1	-100.0	392	677	-42.1
Beiseker	1	0	--	0	0	--	2	2	0.0	0	0	--	3	2	50.0
Chestermere	8	19	-57.9	0	0	--	120	277	-56.7	0	0	--	128	296	-56.8
Cochrane	5	4	25.0	0	0	--	194	351	-44.7	0	1	-100.0	199	356	-44.1
Crossfield	3	5	-40.0	0	1	-100.0	10	9	11.1	0	0	--	13	15	-13.3
Irricana	2	0	--	0	0	--	0	0	--	0	0	--	2	0	--
MD Rockyview	27	16	68.8	1	1	0.0	125	145	-13.8	0	1	-100.0	153	163	-6.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**67**	**71**	**-5.6**	**2**	**2**	**0.0**	**821**	**1,433**	**-42.7**	**0**	**3**	**-100.0**	**890**	**1,509**	**-41.0**
Grand Total	**93**	**127**	**-26.8**	**7**	**5**	**40.0**	**2,792**	**4,329**	**-35.5**	**20**	**32**	**-37.5**	**2,912**	**4,493**	**-35.2**

Table 39a: Calgary Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	2	0	0	0	0	0	0	0	2
East	0	0	0	0	0	0	0	0	0
North	1	0	0	0	3	0	3	0	4
Northeast	21	0	0	0	1	64	65	0	86
Northwest	3	0	0	0	28	154	182	6	191
South	8	0	0	0	0	41	41	0	49
Southeast	19	0	121	121	0	0	0	16	156
Southwest	0	0	0	0	0	0	0	0	0
West	0	0	0	0	6	76	82	0	82
Total Calgary City	**54**	**0**	**121**	**121**	**38**	**335**	**373**	**22**	**570**
Airdrie	15	0	15	15	11	17	28	0	58
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	6	0	0	0	4	0	4	0	10
Crossfield	0	0	0	0	0	0	0	3	3
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**21**	**0**	**15**	**15**	**15**	**17**	**32**	**3**	**71**
Grand Total	**75**	**0**	**136**	**136**	**53**	**352**	**405**	**25**	**641**

Table 39b: Calgary Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	140	0	157	157	38	732	770	2	1,069
East	2	0	0	0	0	274	274	0	276
North	14	0	0	0	71	394	465	0	479
Northeast	53	12	0	12	46	223	269	13	347
Northwest	30	0	23	23	96	748	844	14	911
South	64	0	51	51	186	487	673	17	805
Southeast	131	0	201	201	49	69	118	47	497
Southwest	0	0	0	0	10	6	16	0	16
West	28	0	18	18	19	196	215	26	287
Total Calgary City	**462**	**12**	**450**	**462**	**515**	**3,129**	**3,644**	**119**	**4,687**
Airdrie	66	0	39	39	158	202	360	88	553
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	6	0	0	0	0	0	0	0	6
Cochrane	82	29	0	29	126	74	200	0	311
Crossfield	4	0	0	0	0	0	0	3	7
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	10	0	0	0	0	0	0	0	10
First Nations	0	0	0	0	0	0	0	0	0
Total Rural	**168**	**29**	**39**	**68**	**284**	**276**	**560**	**91**	**887**
Grand Total	**630**	**41**	**489**	**530**	**799**	**3,405**	**4,204**	**210**	**5,574**

Table 40: Calgary Metropolitan Area
Percent Absorbed at Completion by Zone: November 2016

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
Centre	52.4	7.1	26.5
East	0.0	0	0.0
North	66.3	12.5	51.3
Northeast	100.0	85.1	93.9
Northwest	84.2	80.3	80.5
South	85.7	80.3	82.3
Southeast	86.8	47.6	56.1
Southwest	100.0	0	100.0
West	76.0	92.1	88.6
Total Calgary City	**84.5**	**65.0**	**71.3**
Airdrie	100.0	47.9	57.7
Beiseker	0	0	0
Chestermere	100.0	0	100.0
Cochrane	100.0	100.0	100.0
Crossfield	100.0	75.0	85.7
Irricana	0	0	0
MD Rockyview	100.0	0	100.0
First Nations	0	0	0
Total Rural	**100.0**	**52.6**	**66.3**
Grand Total	**86.3**	**63.3**	**70.7**

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

November 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	346	329	5.2	399	1,039	-61.6	745	1,368	-45.5
Edmonton	436	409	6.6	550	1,312	-58.1	986	1,721	-42.7
Grande Prairie	19	10	90.0	4	6	-33.3	23	16	43.8
Lethbridge	77	39	97.4	23	4	475.0	100	43	132.6
Medicine Hat	9	9	0.0	4	0	–	13	9	44.4
Red Deer	10	22	-54.5	2	3	-33.3	12	25	-52.0
Wood Buffalo	18	13	38.5	2	0	–	20	13	53.8

Table 42: Alberta Centres with Population of 50,000+
Housing Starts: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	3,195	3,826	-16.5	5,075	8,451	-39.9	8,270	12,277	-32.6
Edmonton	3,926	5,424	-27.6	5,398	10,903	-50.5	9,324	16,327	-42.9
Grande Prairie	105	99	6.1	122	244	-50.0	227	343	-33.8
Lethbridge	436	507	-14.0	165	258	-36.0	601	765	-21.4
Medicine Hat	97	140	-30.7	57	40	42.5	154	180	-14.4
Red Deer	137	231	-40.7	208	364	-42.9	345	595	-42.0
Wood Buffalo	49	72	-31.9	34	119	-71.4	83	191	-56.5

Table 43: Alberta Centres with Population of 50,000+
Housing Completions

November 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	475	427	11.2	1,012	1,026	-1.4	1,487	1,453	2.3
Edmonton	408	674	-39.5	706	1,021	-30.9	1,114	1,695	-34.3
Grande Prairie	14	11	27.3	11	4	175.0	25	15	66.7
Lethbridge	81	60	35.0	36	13	176.9	117	73	60.3
Medicine Hat	11	12	-8.3	4	15	-73.3	15	27	-44.4
Red Deer	28	23	21.7	17	110	-84.5	45	133	-66.2
Wood Buffalo	3	5	-40.0	0	6	-100.0	3	11	-72.7

Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	3,392	5,034	-32.6	9,152	8,495	7.7	12,544	13,529	-7.3
Edmonton	4,600	6,408	-28.2	9,553	8,760	9.1	14,153	15,168	-6.7
Grande Prairie	99	261	-62.1	300	284	5.6	399	545	-26.8
Lethbridge	602	472	27.5	265	123	115.4	867	595	45.7
Medicine Hat	129	173	-25.4	49	65	-24.6	178	238	-25.2
Red Deer	164	332	-50.6	206	308	-33.1	370	640	-42.2
Wood Buffalo	30	200	-85.0	110	415	-73.5	140	615	-77.2

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

November 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,161	2,450	-11.8	7,314	11,587	-36.9	9,475	14,037	-32.5
Edmonton	2,672	3,709	-28.0	7,368	11,834	-37.7	10,040	15,543	-35.4
Grande Prairie	94	100	-6.0	76	254	-70.1	170	354	-52.0
Lethbridge	271	402	-32.6	168	260	-35.4	439	662	-33.7
Medicine Hat	47	84	-44.0	47	32	46.9	94	116	-19.0
Red Deer	75	110	-31.8	243	258	-5.8	318	368	-13.6
Wood Buffalo	44	35	25.7	186	264	-29.5	230	299	-23.1

N
W
E
S
0 3 6 12 18 24
Km
Legend
Zone Name
Centre
East
North
Northeast
Northwest
South
Southeast
Southwest
West
Remainder of Calgary MET

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The "intended market" is the tenure in which the unit is being marketed. This includes the following categories:

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook, and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically

to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

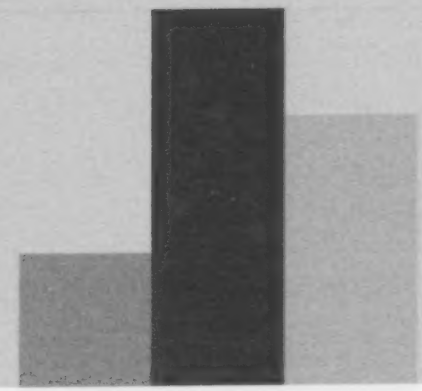
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64655_2016_M12